Arthur & Carmichael LLP

SOLICITORS, NOTARIES AND ESTATE AGENTS

1 SCHOOL STREET, EMBO, DORNOCH, SUTHERLAND. IV25 3PZ

ENTRANCE PORCH, HALLWAY, LOUNGE, KITCHEN, BATHROOM, THIRD BEDROOM/DINING ROOM, TWO BEDROOMS, SUN LOUNGE. GARAGE.

This very well presented semi-detached dwellinghouse enjoys a prime location close to the beach with magnificent sea views right along the Coast as far North as Helmsdale and only 3 miles from the Royal Burgh of Dornoch. The property has been extended over the years to a high standard and offers bright, spacious and delightful accommodation over two floors. The property benefits from full double glazing, solar panels, partial electric heating with the addition of a low pressure gas fire in Bedroom 3/dining room and a solid fuel Rayburn (212s) in the kitchen which provides the hot water. There is a large fully enclosed rear garden with off street parking and garage and further off street parking and an enclosed vegetable plot are situated opposite the property.

FIXED PRICE £200,000.00

HSPC
hspc.co.uk
REF 49298

LOCATION

Embo is a former fishing village with miles of sandy beaches close to hand and lies approximately three miles from the Royal Burgh of Dornoch. The historic Cathedral town of Dornoch offers a variety of recreational and sporting facilities, the most famous being The Royal Dornoch Golf Course ranked amongst the top courses in the world. Dornoch also provides a wide range of facilities including a variety of shops, hotels, Banks and nursery, Primary and Secondary schools.

DIRECTIONS

From Inverness take the A9 North over the Dornoch Bridge and follow the directions for Dornoch. Once in Dornoch you come to a T-Junction right in the centre of the Town, take a left here for Embo and drive for approximately 2 miles to the Embo turn-off to the right. Upon reaching Embo follow the signs for the Holiday Park, and just before entering the Holiday Park take a left and School Street is off to the right with No. 1 at the bottom end, being the last house on the left hand side.

Entrance through half glazed UPVC door into:

ENTRANCE PORCH **2.92m x 0.97m x (9`7" x 3`2")**

Front and side facing windows. Walls lined with pine panelling. Ceiling light. Fitted wall shelving. Tiled flooring. Wall mounted bell. 15 pane glass door leads through to:

L - SHAPED HALL

Access to all ground floor rooms and carpeted stairs lead to first floor. The walls are lined with pine panelling. Wall mounted boxed-in electric meter and fuse box. Door into large understair storage cupboard with deep shelving. Telephone point.

LOUNGE

5.1m x 4.77m (16`9" x 15`8")

Well proportioned, bright and spacious room benefiting from a triple aspect allowing plenty of natural light to enter. The patio doors open out onto an attractive patio area to the rear of the property. The two windows to the front and side allow sea views. A feature of this room is the wall mounted coal effect fire with mirrored surround. Another attractive feature is the balustrade and sprial staircase which leads up to the sun lounge. All windows are fitted with vertical louvre blinds. Electric storage heater. Ceiling recessed lighting. Carpet.

BEDROOM 3 / DININGROOM **4.2m x 3.8m (13`9" x 12`6")**

Front facing window with deep display sill and built-in cupboard under. Marble fireplace with low pressure gas fire and hearth with attractive wood surround. Feature wall lined with pine panelling. Wall lights. Telephone point. Coving. Carpet.

BATHROOM **2.1m x 1.7m (6`11" x 5`7")**

Three-piece suite comprising low level WC, wall hung wash hand basin and pine panelled bath with an electric Triton shower over. Decorative tiling around bath. Concertina shower screen. Extractor fan. Ladder style heated towel rail. Feature alcove with mirror and light. Recessed lighting. Vinyl flooring.

KITCHEN/DINER **5.75m x 3.3m (18`10" x 10`10")**

This modern kitchen is bright and spacious with side and two rear facing windows allowing magnificent views across Embo beach. The kitchen comprises a generous range of wall and base units incorporating display shelves, a single sink and drainer with mixer tap, integral fridge/freezer, washing machine and dishwasher. Rayburn solid fuel stove which provides the domestic hot water and the heated towel rail in the bathroom. Electric Eff hob and extractor hood. Under unit lights. Hatch to loft. Tiled flooring. Feature alcove with storage cupboard under. A generous sized breakfast bar separates the kitchen from the dining area and there is ample room for a dining table. Two ceiling spotlight clusters. Concertina door into walk-in storage cupboard with shelving and light. Door through to rear porch.

REAR PORCH

Half glazed UPVC door leads out to the large rear garden. Recess with fitted coat hooks. Tiled flooring.

From the front hall carpeted stairs lead to:

LANDING

Built-in eaves storage cupboard housing the hot water tank. Carpet. Doors leading into the two first floor bedrooms.

BEDROOM **4.14m x 2.83m (13`7" x 9`4")**

Nicely proportioned room with front facing dormer window with deep sill and storage cupboard under. Two double built-in wardrobes with hanging rail. Carpet.

BEDROOM **3.7m x 2.64m (12`2" x 8`8")**

Attractive room with 15 pane door and glazed screen leading through to the Sun Lounge. Carpet.

SUN LOUNGE **4.73m x 4.44m (15`6" x 14`7")**

Bright and spacious front facing triple aspect sun lounge with glazed gable facing the sea. Dormer window to the rear and two Velux windows to the front. A very pleasant room for taking in the panoramic views across the Coast. Coombed ceiling. Recessed lighting. Electric storage heater. The balustrade and spiral staircase leads down to the main lounge on the ground floor.

GARAGE **5m x 3.1m (16`5" x 10`2")**

Steel framed single garage with boxed profile sheeting and front roller doors. Power and light.

GARDEN

The property sits in generous garden ground. Entrance to the fully enclosed rear garden is through a wooden gate which leads alongside the house to the rear where the garage is located, there is ample parking at the property for several cars. The extensive, well maintained, charming rear garden is mainly laid out in concrete paving providing a pleasant outdoor sitting area, with a lawn area, rockery, flower beds, shrubs and borders providing plenty of colour throughout the summer months. The timber garden shed is also included in the sale. Solar panels have recently been installed at the property. There is an area of ground to the front opposite the property which allows for further off street parking and there is an enclosed vegetable garden with poly-tunnel.

INCLUDED

All floor coverings, curtains and blinds. Rayburn, built in electric Neff hob, all integral appliances.

COUNCIL TAX BAND

Band 'B'

EPC BAND

Band 'D'

POST CODE

IV25 3PZ

SERVICES

Mains water, electricity and drainage. Telephone.

VIEWING

Contact the selling agents

ENTRY

By Arrangement

PRICE

Fixed Price £200,000.00 in Scottish Legal form are invited. Only parties who note interest formally will be informed of any closing date that may be set.

These Particulars do not constitute an offer or contract and while believed to be accurate are not guaranteed. Purchasers offering will be held to have satisfied themselves as to the extent and condition of the subjects of sale as to which no warranty is given or is implied either from these Particulars or from any advertisement for sale of the subjects or otherwise. Any appliances included have not been tested, therefore are not warranted.

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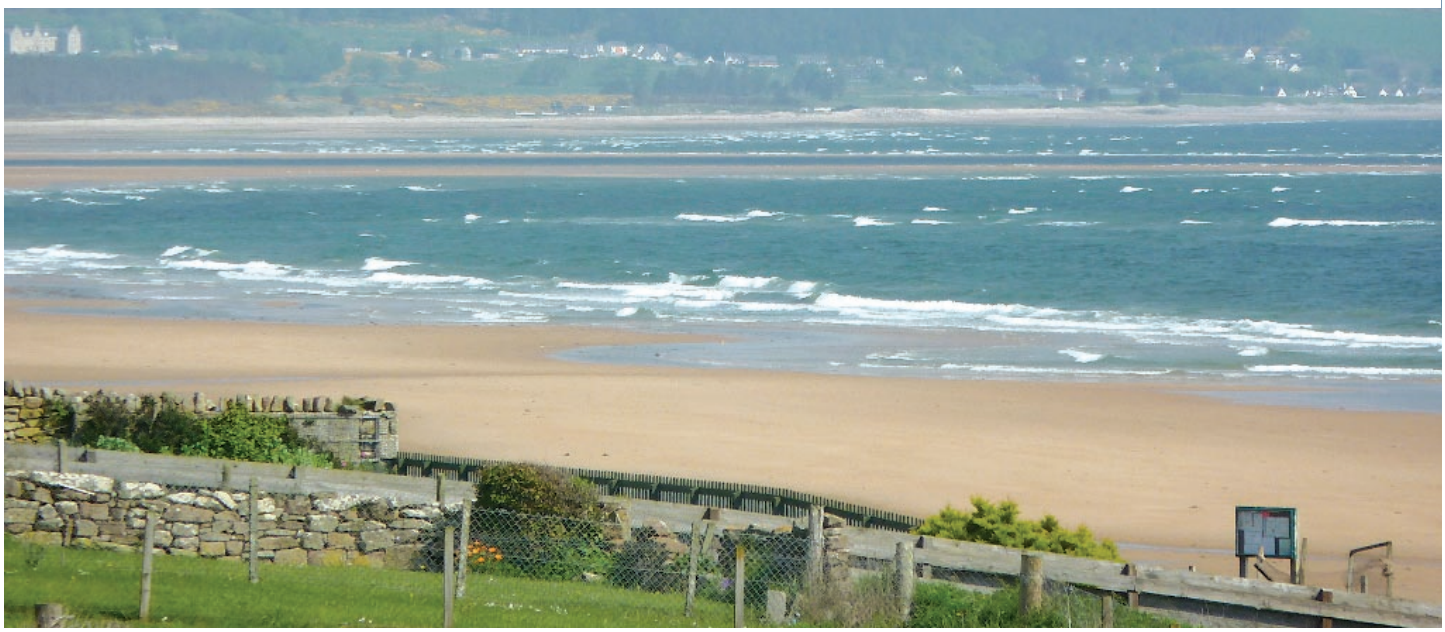

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